



**Church
Hawes**
www.churchandhawes.com

Vicarage Meadow, Southminster , Essex CM0 7HQ
Price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN Positioned favourably in a quiet cul-de-sac within walking distance of Southminster's array of local amenities including primary school, post office, doctors surgery and railway station with direct links into London Liverpool Street, is this spacious, light, airy and extended detached family home. The property does require a degree of modernisation but offers wonderfully spacious living accommodation commencing with an entrance porch and hallway leading to a living room, dining room, family room, cloakroom and triple aspect kitchen/breakfast room. The first floor then offers a landing leading to a family bathroom and four well proportioned double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a wonderful, picturesque rear garden while the frontage provides extensive off road parking via a shingled driveway leading to a detached double garage. Energy Rating C.



FIRST FLOOR:

LANDING:

Access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

BEDROOM 1: 16'2 x 10' (4.93m x 3.05m)

Dual aspect room with double glazed windows to front and rear, 2 radiators, range of built in bedroom furniture including wardrobes and dresser unit, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wall mounted cabinet, wood effect floor, wall mounted electric heater.

BEDROOM 2: 11'2 x 9'4 (3.40m x 2.84m)

Double glazed window to rear, radiator.

BEDROOM 3: 10'7 x 8'9 (3.23m x 2.67m)

Double glazed window to rear, radiator.

BEDROOM 4: 8'2 x 6'5 (2.49m x 1.96m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, part tiled walls, tiled floor.

GROUND FLOOR:

ENTRANCE PORCH:

Double glazed entrance door and window to front, double glazed window to side, quarry tiled floor, obscure double glazed door to:

ENTRANCE HALLWAY:

Radiator, built in storage cupboard, staircase to first floor, tiled floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, chrome heated towel rail, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard and drawers below, part tiled walls, tile floor, inset downlights.

KITCHEN/BREAKFAST ROOM: 19'5 x 9'11 (5.92m x 3.02m)

Triple aspect room with double glazed windows to front and rear and double glazed entrance door to side, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, matching breakfast bar, part tiled walls, inset downlights.

DINING AREA: 17' x 10'6 > 8'6 (5.18m x 3.20m > 2.59m)

Double glazed windows to side and rear, 2 radiator, open plan to:

FAMILY ROOM: 12'9 x 10'6 (3.89m x 3.20m)

Double glazed French style doors opening onto rear garden, double glazed window to side, radiator.

LIVING ROOM: 16'1 x 11'1 (4.90m x 3.38m)

Double glazed window to front, 2 radiators, gas fire with display mantle over.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with an array of established beds planted throughout, post and rail fence at rear with gate leading to mature and naturally wild area leading down to lake at rear, 2 timber storage sheds, wider than average paved areas to both sides of house, one with 2 water butts and exterior power point, the other providing gate to front and personal door into side of:

DETACHED DOUBLE GARAGE: 17'3 x 16'9 (5.26m x 5.11m)

Twin up and over doors to front, power and light connected, overhead storage timbers.

FRONTAGE:

Shingled driveway providing off road parking for 4 vehicles and access to garage, side access to rear garden.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E.

VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

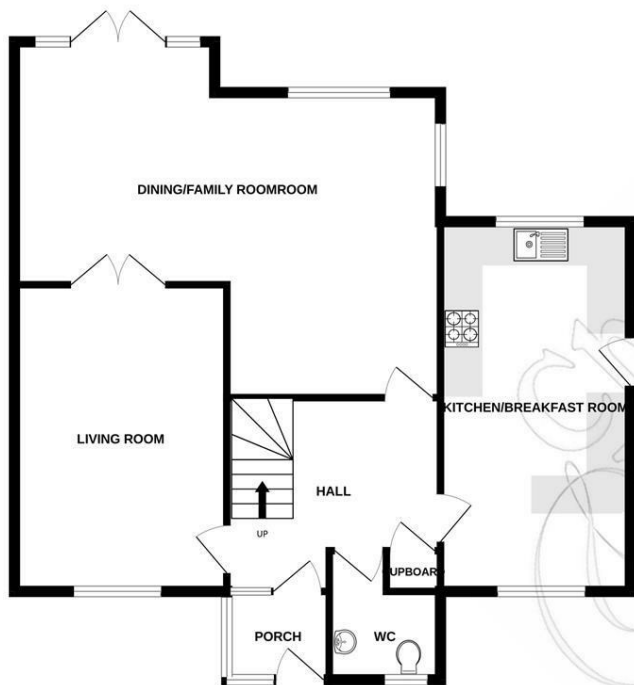
AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

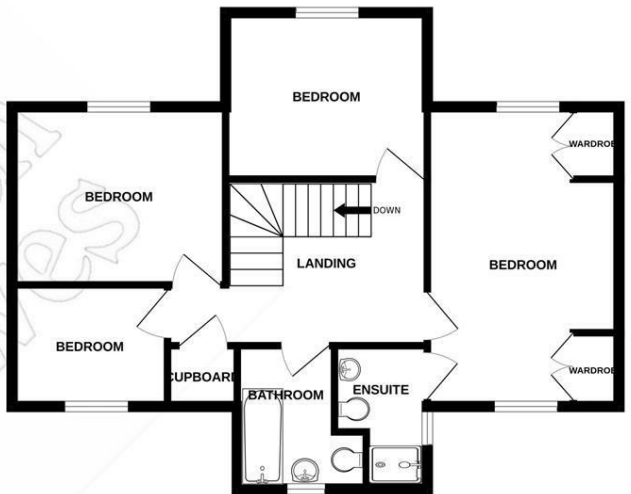




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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